

Licking Township Board of Zoning Appeals

c/o Andrea M. Lynch, Zoning Clerk

Phillip Jones, Chair ~ Rex Adkins, Vice Chair

Robert Hansberger, Anton Kissell, Huber Loewendick

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Minutes from the Licking Township Board of Zoning Appeals meeting, January 16, 2025, at Licking Township Fire Station #600 9384 Jacksontown Road, Jacksontown, OH 43030.

Members present: Rex Adkins; Robert Hansberger; Phil Jones; Anton Kissell; Huber Loewendick; Andrea Lynch; Dave Moraine

Others in attendance: Doug Hoermle; Tom Carmen; Mary Barna; Keith Baldwin

The Meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

All in attendance were sworn in.

Roll call was called. The Meeting was not recorded.

Meeting minutes from 11/14/24 were read, 2 corrections noted.

Mr. Jones moved to approve the meeting minutes with corrections

Mr. Hansberger seconded the motion.

Roll Call: Adkins, yes; Hansberger, yes; Jones, yes ; Kissell, yes; Loewendick, yes.

Mr. Jones explained the hearing procedure to all in attendance.

Mrs. Lynch read the legal notice advertising the hearings.

Mrs. Lynch reported receiving no correspondence regarding the variance.

Mr. Baldwin addressed the Board and provided testimony regarding the original variance request approved on 11/14/24 for 10.00.F3 Corner Lot Yard Setback and 10.00 C.1 (Minimum Dwelling Size) Single Family Dwelling. The 11/14/24 variance that was approved was to reduce the Corner Lot Yard setback requirement at their property known as Lexington Ave., Lot #262 & #263 from 20' to 15'8" (4'4" variance) and reduce the (minimum dwelling size) Single Family Dwelling from 1000 sq. ft to 480 sq. ft (520sq ft variance). Mr. Baldwin stated that after the 11/14 hearing, he contacted the Zoning Inspector to obtain a permit and Mr. Moraine discovered a computation oversight regarding the measurement for the road right-of-way. He said they are now asking for a variance to sections 10.00.F1 Front Yard Setback & 10.00.F.4 Rear Yard Setback as they have to reduce the Front Yard Setback from 30' to 26' (4' variance) and Rear Yard Setback from 15' to 10' (5' variance). Mr. Baldwin explained that they have reduced the size of the house by 2' in depth. A discussion took place.

Mr. Moraine confirmed Mr. Baldwin's testimony and stressed that the applicants are not wanting to build a tiny home but rather construct a nice home on a small lot. Mr. Moraine said that he overlooked the computation error from the architect which required the re-

hearing tonight. Mr. Moraine said that the variance requested is necessary based on the new computations and that everything in the area has setback issues.

Mr. Moraine recommended that the BZA approve the variance as requested.

Public Comment: None

Board Comment:

- 1) Mr. Adkins – will the house sit 41’ from the center of the road to the front of the house? Mr. Moraine responded that yes which is what created the need for the rear yard variance.
- 2) Mr. Adkins – is the porch still being eliminated as per hearing on 11-14-24? Mr. Baldwin responded that the porch awning will remain but will be cantilevered however the posts will be removed. The drawing was not updated since 11-14-24 hearing.

The hearing was closed.

Mr. Loewendick made a motion to approve the variance as presented.

Mr. Hansberger seconded the motion.

Roll Call: Loewendick, yes; Kissell, yes; Jones, yes; Hansberger, yes; Adkins, yes.

Mr. Jones stated that the application was approved as presented. A notice of final order will be mailed to the applicant.

Mr. Jones excused members of the public that did not wish to remain for the business portion of the meeting. Mr. Baldwin and Ms. Barna excused themselves from the meeting.

Organizational Business:

Mr. Hansberger nominated Phil Jones to serve as the BZA Chairperson for 2025.

Mr. Loewendick seconded the motion.

Roll Call: 5 ayes

Mr. Kissell nominated Rex Adkins to serve as the BZA Vice Chairperson for 2025.

Mr. Hansberger seconded the motion.

Roll Call: Loewendick, yes; Hansberger, yes; Jones, yes; Kissell, yes, Adkins, no.

Mr. Hansberger asked the Zoning Clerk if she would forward the board member terms. Mrs. Lynch said she would send via email.

Mrs. Lynch explained that due to an aggressive timeline and tasks for the Zoning Commission in 2025, the ZC opted to change their meeting dates to the 1st and 3rd Thursday of each month. As the BZA traditionally scheduled their meetings on the 3rd Thursday of

each month this creates a conflict. A discussion took place regarding meeting dates & times for the BZA for 2025.

Mr. Jones made a motion that the Licking Township Board of Zoning Appeals would meet on the 4th Thursday of each month (if a variance was needed) @ 7:00 p.m. at Licking Township Fire Station #600 – 9384 Jacksontown Road, Jacksontown, OH 43030 unless otherwise published on the LTWP website/LED fire station sign.

Mr. Adkins seconded the motion.

Roll Call: 5 ayes

Public Comment:

Mr. Hoermle - 502 Coshocton Avenue addressed the Board. Mr. Hoermle asked if there will be a meeting to consider a variance for multiple lots owned by Geiger Key LLC situated between Mt Vernon Avenue and Lexington Avenue. Mr. Hoermle said that it is rumored that the owners are wanting to build condos or a trailer home park on the 9 lots. Mr. Hoermle asked if the property was zoned residential.

Response – Mr. Moraine: To date, he has not heard of such a development and explained that the area is zoned residential and that the property owner would need to comply with the zoning regulations which does allow for multi-family use.

Mr. Hoermle inquired if the Avondale area has exceeded the limit for short term rental homes (i.e. Air BnB)?

Response – Mr. Moraine: The ZC is working on regulations for short term rentals which may include limiting the amount of short term rental homes.

New Business:

Mr. Moraine reported on the discussions from the most recent ZC meeting and provided a brief overview of the mixed use district overlay that they will be working on. Mr. Moraine also said that he has tasked the ZC with creating separate zoning districts for Avondale and Harbor Hills and provided an update on work being done on regulations for short term rentals and wind farms.

A discussion took place regarding short term rentals. Mr. Adkins will share Buckeye Lake's short term rental regulations which was created by using several surrounding area's zoning including Granville's.

Mr. Moraine complimented the BZA members for their conduct and professionalism in response to comments made after the 11-14-2024 meeting by guest and ZC member Dale Ours. Mr. Jones thanked Mr. Moraine and said that he encourages feedback/opinions regardless if they are positive or negative provided they are delivered in a professional manner.

Old Business: None

Mr. Loewendick made a motion to adjourn at 8:08 p.m.

Mr. Adkins seconded the motion.

Roll Call: 5 ayes

Minutes approved by:

Meeting Minutes recorded by Andrea M. Lynch, Zoning Clerk – January 16, 2025